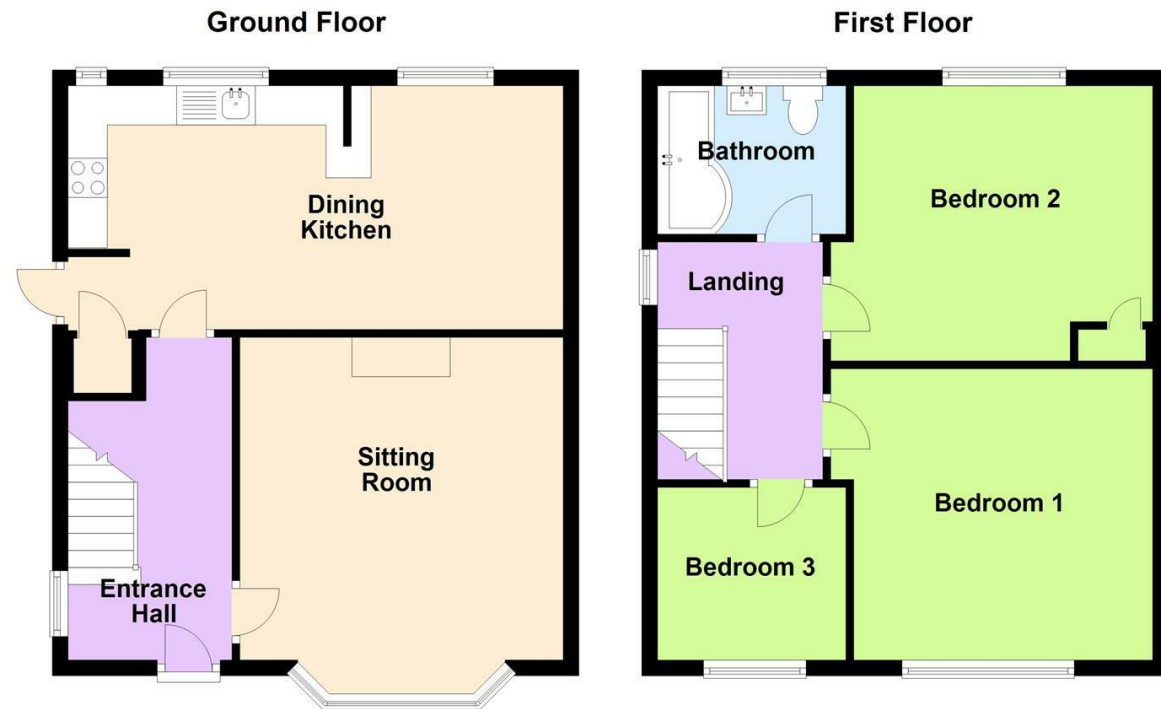




5, Wold View,
Millington, YO42 1TY
£289,950



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

****RARELY AVAILABLE****

Offering splendid views to the front overlooking Millington Dale. Entered via entrance hallway, to the front of the property is the spacious sitting room with a cosy log burner. There is modern open-plan kitchen and dining area with breakfast island and also separate space for a dining table. The kitchen has been well designed providing lots of storage, along with space for a dishwasher washing machine, electric oven with induction hob and integrated tall fridge freezer.

This home boasts three well-appointed bedrooms, including two double bedrooms, modern family bathroom. Externally there is a driveway, front and rear garden, outbuildings to the side, that hold potential for conversion and extension subject to the necessary planning permissions being obtained. Millington is a highly desirable Wolds Village, with the well known public inn "The Gait Inn" and "The Ramblers Rest" tearooms.

We urge you to view.
This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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ENTRANCE HALL

1.80m x 4.01m (5'10" x 13'1")
Entered via a composite front entrance door, having stairs to the first floor accommodation, radiator and double glazed window to the side elevation.

SITTING ROOM

4.08m x 3.71m (13'4" x 12'2")
Bay double glazed window to the front elevation with views, log burner and radiator.

DINING KITCHEN

6.01m x 3.15m (19'8" x 10'4")
Fitted with matching arrangement of floor and wall cupboards, working surfaces, breakfast bar, stainless steel sink unit, built in oven, Beko induction hob with extractor fan, built in fridge/freezer, plumbing for washing machine, space for dishwasher, radiator, under stairs cupboard, three double glazed windows to the rear elevation and external side door.

LANDING

1.86m x 2.34m (6'1" x 7'8")
Double glazed window to the side elevation and access to the loft.

BEDROOM ONE

3.50m x 3.70m (11'5" x 12'1")
Radiator and double glazed window to the front elevation with views.

BEDROOM TWO

3.83m x 2.70m (12'6" x 8'10")
Fitted wardrobes, radiator and double glazed window to the rear elevation.

BATHROOM

2.08m x 1.77m (6'9" x 5'9")
Fitted suite comprising P shaped bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, chrome radiator and opaque double glazed window to the rear elevation.

BEDROOM THREE

2.42m x 2.68m (7'11" x 8'9")
Double glazed window to the front elevation and radiator.

OUTBUILDING

Oil central heating boiler.

OUTSIDE

Enclosed rear garden, lawned, gravelled seating area and oil tank.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agents,

SERVICES

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band B.

